

# PLANNING DEPARTMENT

# DESIGN REVIEW BOARD STAFF REPORT

FROM:

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Acting Planning Director

DATE:

November 6, 2012 Meeting

RE:

Design Review File No. 22922

6 Star Island Drive - Single Family Home

The applicant, 6 Star Island Residence Land Trust Agreement, is requesting Design Review Approval for the construction of a new roof-top addition on an existing one (1) and two (2) story home, along with the construction of a new 2-story addition at the front of the property.

# **LEGAL DESCRIPTION:**

Lot 6 of Corrected Plat of Star Island, According to the Plat Thereof, as Recorded in Plat Book 31, Page 60, of the Public Records of Miami-Dade County, Florida.

#### **HISTORY:**

The application came before the Board on October 2, 2012, and was continued to a date certain of November 6, 2012, at the request of the applicant.

## SITE DATA:

Zoning -

RS-1 (Residential Single Family)

Future Land Use Designation-

RS (Residential Single Family)

Lot Size -

40,000 S.F.

Existing Lot Coverage -

7,099 S.F. /-17.7%

Proposed Lot Coverage -

10,192 S.F. / 25.5%

Maximum Lot Coverage is 12,000 SF (30%), unless waived by the Board in accordance with Section 142-108(g) of the City Code, up to a maximum of 14,000 SF

(35%)

Existing unit size-Proposed unit size10,093 S.F. (25.2%)

19,264 S.F. (58.4%)

Maximum Unit Size is 20,000 SF (50%), unless waived by

the Board, up to a maximum of 28,000 SF (70%)

Proposed Height-

2-stories / 30'-0, according to plans submitted (Maximum

= 30'-0" for a flat roofed structure, unless waived by the

Board, up to 33'-0".

Existing Use/Condition -

Proposed Use -

Single Family Home Single Family Home

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## **THE PROJECT:**

The applicant has submitted plans entitled "Proposed Addition Miller Residence", as prepared by Choeff + Levy, P.A., dated 10-4-2012.

The applicant is proposing ground level and roof top additions to an existing one and two story home, along with the construction of a new 2-story guest quarters at the front of the property.

# **COMPLIANCE WITH ZONING CODE:**

A preliminary review of the project indicates that the application, as proposed, may be inconsistent with the following portions of the City Code:

- 1. The BBQ and deck shown within the south sideyard setback does not comply with the required setback requirements.
- 2. Two-story side elevations located in proximity to a side property line shall not exceed 50 percent of the lot depth, or 80 feet, whichever is less, without incorporating additional open space directly adjacent to the required side yard. The threshold of the proximity shall be equal to or less than 150 percent of the width of the required side yard setback. The intent of this regulation shall be to break up long expanses of uninterrupted two-story volume at or near the required side yard setback line and exception from this provision may be granted only through SFRRP, historic preservation board, design review board approval, as applicable. The additional open space shall be regular in shape and at least eight feet in depth, measured perpendicular from the side setback line. The square footage of the additional open space shall not be less than one percent of the lot area.

The south side elevation is approximately 168 feet in length.

The above noted comments shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

# **COMPLIANCE WITH DESIGN REVIEW CRITERIA:**

Design Review encompasses the examination of architectural drawings for consistency with the criteria stated below with regard to the aesthetics, appearances, safety, and function of the structure or proposed structures in relation to the site, adjacent structures and surrounding community. Staff recommends that the following criteria is found to be satisfied, not satisfied or not applicable, as hereto indicated:

- The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.
   Satisfied
- 2. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.

Not Satisfied: See Zoning Analysis

 The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to

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determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.

Not Satisfied; See Zoning Analysis

4. The color, design, selection of landscape materials and architectural elements of Exterior Building surfaces and primary public interior areas for Developments requiring a Building Permit in areas of the City identified in section 118-252.

Not Satisfied; See Staff Analysis and Concern No. 2 A landscape plan has not been provided.

5. The proposed site plan, and the location, appearance and design of new and existing Buildings and Structures are in conformity with the standards of this Ordinance and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the Design Review Board and Historic Preservation Boards, and all pertinent master plans.

Not Satisfied; See Staff Analysis and Concern No. 1

The plans require much further development and detailing, including the incorporation of additional fenestration, and changes in plane along the south elevation, in order to help break down the massing and be compatible with the character of the surrounding neighborhood. The street front elevation has been completely internally focused, with no recognition of the street, and would have an extremely negative impact on the character of Star Island.

6. The proposed Structure, and/or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent Structures, and enhances the appearance of the surrounding properties.

Not Satisfied; See Staff Analysis and Concern No. 1 See No. 5 above.

7. The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent Buildings and lands, pedestrian sight lines and view corridors.

Not Satisfied; See Staff Analysis and Concern No. 1 See No. 5 above.

8. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safely and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the Site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the Site.

Satisfied

9. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.

#### Satisfied

10. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan design.

Not Satisfied; See Staff Analysis and Concern No. 2 A landscape plan has not been provided.

11. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

Satisfied

12. The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

Not Satisfied; See Staff Analysis and Concern No. 1 See No. 5 above.

13. The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.

Not Satisfied; See Staff Analysis and Concern No. 1 See No. 5 above.

14. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

Not Satisfied

15. An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).

Not Applicable

16. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.

Not Satisfied; See Staff Analysis and Concern No. 1 See No. 5 above.

17. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.

Not Satisfied; See Staff Analysis and Concern No. 1

The proposed transformer location at the front of the property would have a negative impact on the character of the surrounding neighborhood.

### **STAFF ANALYSIS:**

Due to the grand nature of the historic urban plan of Star Island, any new architecture that will be viewed from the public right of way as well as from across the manicured linear park in the center of the island or from Biscayne Bay should be commensurate with this rare residential neighborhood setting. Consequently, staff is both disappointed and very concerned with the lack of significant design development for the primary street front elevation of the proposed guest quarters structure at the front of the property as well as with the extensive and unwarranted length of the main residence's south side elevation of almost 170 feet with little development of the architecture. The proposed street elevation of the front guest house structure, which is immediately visible from the public right of way, is not an acceptable design response to a prominent estate lot on Star Island. Nor is the stark and predominantly blank south elevation of the main house an acceptable design response to the unique residential character of Star Island. Staff has discussed these issues with the project architects on a number of occasions, yet no meaningful improvements to the plans and elevations have been provided.

The design of the proposed improvements and additions requires much further development and detailing, including the incorporation of additional fenestration, and changes in plane along the south elevation of the main residence, in order to help break down the massing and be compatible with the character of the surrounding neighborhood as well as the full and appropriate design development of all elevations of the front guest quarters structure visible from the public right of way, which should be afforded all due prominence.

Staff would strongly recommend that the application be continued to the January 2013 meeting of the Design Review Board so that the plans and elevations can be properly rethought and revised in a manner more commensurate with the design proposed for the inward facing elevations of the home as well as the surrounding neighborhood context.

#### **RECOMMENDATION:**

In view of the foregoing analysis and the inconsistencies with the aforementioned Design Review criteria, staff recommends the application be continued to a date certain of January 8, 2013, in order to address the following concerns:

- 1. Revised elevation, site plan and floor plan drawings shall be submitted; at a minimum, such drawings shall incorporate the following:
  - a. The design of the south elevation of the main residence shall be completely restudied and rethought, including the incorporation of additional fenestration, and changes in plane along the south elevation, in order to help break down the massing and be compatible with the character of the surrounding neighborhood.
  - b. The front and side elevations of the guest quarters structure at the front of the property shall be completely redesigned with a street prominence that is commensurate with the unique residential character of the Star Island neighborhood and compatible with the architecture of the main residence.

- c. The front entrance gate to the property shall be redesigned and detailed in a high quality manner consistent with the revised design of the front guest quarters structure.
- d. Manufacturer's drawings and Dade County product approval numbers for all new windows, doors and glass shall be required, <u>prior</u> to the issuance of a building permit.
- e. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and shall be screened from view, in a manner to be approved by staff.
- f. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
- 2. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
  - a. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by staff.
  - b. Hedge material shall not be permitted in the front yard, parallel to the front property line.
  - c. Any fence or gate at the front of the property shall be designed in a manner consistent with the home's architecture, subject to the review and approval of staff.
  - d. Any existing plant material within the public right-of-way may be required to be removed, at the discretion of staff.
  - e. The use of sod within the sideyards of the home shall be reduced, in a manner to be reviewed and approved by staff.
  - f. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
  - g. The utilization of root barriers and/or structural soil, as applicable, shall be clearly delineated on the revised landscape plan.
  - h. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures; such fixtures and devices shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of backflow preventors, siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.

- i. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- j. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
- 3. The final exterior surface color scheme, including color samples, shall be subject to the review and approval of staff and shall require a separate permit.
- 4. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- 5. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee. Based on a preliminary review of the proposed project, the following <u>may</u> be required by the Public Works Department:
  - a. Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable. Unless otherwise specified, the standard color for city sidewalks is red, and the standard curb and gutter color is gray.
  - b. Mill/resurface asphalt in rear alley along property, if applicable.
  - c. Provide underground utility service connections and on-site transformer location, if necessary.
  - d. Provide back-flow prevention devices on all water services.
  - e. Provide on-site, self-contained storm water drainage for the proposed development.
  - f. Meet water/sewer concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains servicing this project.
  - g. Payment of City utility impact fees for water meters/services.
  - h. Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 8".
  - i. Right-of-way permit must be obtained from Public Works.

- j. All right-of-way encroachments must be removed.
- k. All planting/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments.
- 6. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy, in a manner to be reviewed and coordinated by staff.
- 7. The Final Order shall be recorded in the Public Records of Miami-Dade County, <u>prior</u> to the issuance of a Building Permit.
- 8. At the time of completion of the project, only a **Final** Certificate of Occupancy (CO) or **Final** Certificate of Completion (CC) may be applied for; the staging and scheduling of the construction on site shall take this into account. All work on site must be completed in accordance with the plans approved herein, as well as any modifications approved or required by the Building, Fire, Planning, CIP and Public Works Departments, inclusive of all conditions imposed herein, and by other Development Review Boards, and any modifications required pursuant to field inspections, prior to the issuance of a CO or CC. This shall not prohibit the issuance of a Partial or Temporary CO, or a Partial or Temporary CC.
- 9. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- 10. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- 11. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

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